



**SHREWSBURY CONSERVATION COMMISSION
SHREWSBURY, MASSACHUSETTS**

MINUTES

Special Meeting: June 24, 2003 - 5:00 P.M.

Location: Selectmen's Hearing Room - Municipal Office Building

Present: John J. Ostrosky, Chairman
Dorbert A. Thomas, Clerk
Patricia M. Banks
Kenneth F. Polito

Absent: Robert P. Jacques, Vice-Chairman

Also Present: John D. Perreault, Town Engineer
Brad Stone, Agent

Mr. Ostrosky opened the meeting at 5:00 P.M.

1. Meetings and Hearings – 5:05 P.M.

**285-1203 Continued – Public Hearing regarding the Notice of Intent filed by SSR
Apartment Value Fund II for the construction of a 108 unit residential
development and clubhouse at Yorkshire Terrace**

Attending the hearing were Attorney Stanley Weinberg – representing SSR Apartment Value Fund II; Ed Boiteau – the engineer from Rizzo Associates; Tom Sokoloski – the wetlands specialist from Rizzo Associates; and Patrick Freydborg.

Mr. Freydborg said after meeting with the Commission, they have pulled the buildings back and provided a landscape buffer, which would serve as a wildlife shelter. He said they will provide a split rail fence. He said they may need to replace a wetland area near Building #9 and the tennis court. He also proposed a boardwalk over the wetland.

Mr. Sokoloski reviewed the wetland mitigation plan. He said there is a reduction in the wetland impacts, by doing this redesign. He reviewed the wetland replication areas. He said they will use a split rail fence as an added buffer.

Mr. Boiteau said they have submitted revised plans showing the items that have been discussed. He discussed drainage and discharge systems. He said he felt there would be a slight increase in run-off (less than 5% increase), but feels they have met the State's requirement.

Mr. Boiteau said the street will run on top of the slope to keep it away from the South Meadow complex.

Mr. Boiteau reviewed the construction phasing and sequence plan.

Bill McLaughlin, 37 Old Laxfield Road, expressed concern that 13 units will be facing the new road.

Helen McLaughlin, 37 Old Laxfield Road, asked about the detention basin, and Mr. Boiteau explained what it was and how it worked.

Mr. Ostrosky officially closed the hearing.

285-1216 Continued – Public Hearing regarding the Notice of Intent filed by the Worcester Business Development Corporation (WBDC) for the construction of an approximately one mile long connector road, from the intersection of Route 20 and Cherry Street in the Town of Shrewsbury, to the intersection of Pine Street and Centennial Drive in the Town of Grafton

Mr. Polito abstained from the hearing, due to possible conflict of interest. Kevin Conroy, from the Maguire Group, attended the hearing. Mr. Conroy addressed the concerns of the Commission from the May meeting.

Mr. Ostrosky officially closed the hearing.

285-** Continued – Public Hearing regarding the Notice of Intent filed by Scott Ayres for the construction of a single family home addition at 15 Lamplighter Drive**

Scott Ayres, the homeowner, attended the hearing. He asked to continue the hearing to the July meeting, as he is still finalizing plans.

Mr. Ostrosky continued the hearing to July 15, 2003.

Presentation and discussion of proposed Conservation Restrictions for three parcels at the Shrewsbury Commons site

June Tomaiolo attended the hearing for Shrewsbury Commons. Mrs. Tomaiolo said they have met with Mr. Stone, Mr. Perreault, and Mr. Morgado, to discuss what this would mean. She said they want a permanent conservation restriction and this would be a State approval. She said it can be passive restriction "in perpetuity."

The Commission unanimously voted to accept the conservation restriction on the three parcels at Shrewsbury Commons. The Commission signed the application.

4. New Business

a. Discuss/Sign Draft Orders of Conditions and Requests for Determination of Applicability

285-1203 Yorkshire Terrace – conditionally approved
285-1216 Cherry Street Connector Road – conditionally approved
285-** 15 Lamplighter Drive - continued**

The meeting adjourned at 6:30 P.M.

Respectfully Submitted,

Annette W. Rebovich